044.0	0004	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,051,100	/	1,051,100
USE VALUE:	1,051,100	/	1,051,100
ASSESSED:	1,051,100	/	1,051,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143	-A	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPINOSA SALVATORE J
Owner 2:	
Owner 3:	
Street 1:	143 FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPINOSA SALVATORE J-MARY D -
Owner 2:	-
Street 1:	143 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,843 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2836 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9843.000	474,800	4,100	572,200	1,051,100
Total Card	0.226	474,800	4,100	572,200	1,051,100
Total Parcel	0.226	474,800	4,100	572,200	1,051,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.63 | /Parcel: 370.6

Legal Description

User Acct
31352
GIS Ref
GIS Ref
Insp Date
11/10/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.0-0004-0010.0

!3771!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	475,000	4100	9,843.	572,200	1,051,300	1,051,300	Year End Roll	12/18/2019
2019	104	FV	389,500	4100	9,843.	608,000	1,001,600	1,001,600	Year End Roll	1/3/2019
2018	104	FV	389,500	4100	9,843.	443,500	837,100	837,100	Year End Roll	12/20/2017
2017	104	FV	364,500	4100	9,843.	386,300	754,900	754,900	Year End Roll	1/3/2017
2016	104	FV	364,500	4100	9,843.	329,000	697,600	697,600	Year End	1/4/2016
2015	104	FV	323,400	4100	9,843.	321,900	649,400	649,400	Year End Roll	12/11/2014
2014	104	FV	323,400	4100	9,843.	264,700	592,200	592,200	Year End Roll	12/16/2013
2013	104	FV	337,000	4100	9,843.	251,800	592,900	592,900		12/13/2012

PRINT

Date	Time
12/10/20	18:55:38

LAST REV

Date	Time
04/25/19	18:00:55
apro	

TAX DISTRICT | PAT ACCT. 3771

USER DEFINED

Prior Id # 1:	31352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPINOSA SALVATO	13146-225		2/25/1977		44,000	No	No		
	99999-9905		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	372	PATRIOT
5/2/2000	Inspected	276	PATRIOT
3/3/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9843		Sq. Ft.	Site		0	80.	0.73	1									572,233						572,200	

Total AC/HA:	0.22596	Total SF/SM:	9843	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	572,233	Spl Credit		Total:	572,200

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

BATH FEATURES

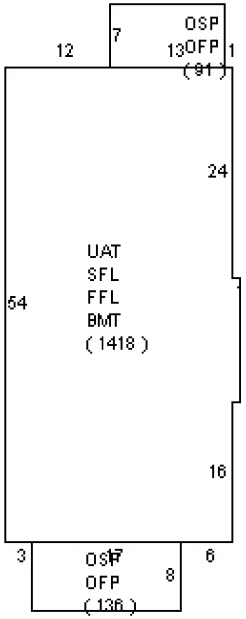
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB					

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02023971
Const Adj.:	0.97515047
Adj $ / SQ:	169.131
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688135
Depreciation:	213322
Depreciated Total:	474813

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.13
Special Features:	0	Val/Su Net:	93.78
Final Total:	474800	Val/Su SzAd	167.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,418	50.740	71,948
FFL	First Floor	1,418	169.130	239,828
SFL	Second Floor	1,418	169.130	239,828
UAT	Upper Attic	355	67.650	23,983
OFP	Open Porch	227	23.180	5,261
OSP	Screen Porch	227	25.500	5,788

Net Sketched Area:	5,063			Total:	586,636
Size Ad	2836	Gross Are	6126	FinArea	2836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1926	21.58	T	50	104			4,100			4,100
1	Metal Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	104						

More:	N	Total Yard Items:	4,100	Total Special Featues:	Total: 4,100